



Inside Real Estate

Greenwich Newsletter

Winter 2006

Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>	<u>Days on market</u>
Cos Cob			
61 Loughlin Avenue	\$849,500	\$844,750	11
31 Pleasant Street	\$918,000	\$920,000	12
29 Barton Lane	\$1,095,000	\$1,065,000	87
74 Valleywood Road	\$1,150,000	\$1,140,000	42
50 Cat Rock Road	\$1,325,000	\$1,100,000	64
14 Steep Hollow Lane	\$1,595,000	\$1,545,000	46
4 Holly Way	\$4,295,000	\$4,295,000	27
Greenwich			
20 Bishop Drive South	\$939,000	\$920,000	166
21 Mallard Drive	\$1,150,000	\$1,170,000	15
16 Stanwich Lane	\$2,250,000	\$2,466,000	8
14 Rockwood Lane	\$2,795,000	\$2,600,000	57
109 Patterson Avenue	\$2,850,000	\$2,700,000	155
88 Sawmill Lane	\$2,795,000	\$2,750,000	26
52 Pecksland Road	\$3,495,000	\$3,495,000	15
3 Woodside Drive	\$3,995,000	\$3,700,000	227
23 Deerpark Meadow Rd	\$4,795,000	\$4,475,000	118
25 Perkins Road	\$4,875,000	\$4,600,000	166
51 Mayo Avenue	\$5,250,000	\$4,800,000	50
15 Khakum Wood Road	\$5,850,000	\$5,168,000	273
147 Round Hill Road	\$12,000,000	\$10,500,000	130
Old Greenwich			
2 Lejeune Court	\$1,100,000	\$1,200,000	45
3 Clark Street	\$1,625,000	\$1,657,450	14
314 Sound Beach Avenue	\$2,095,000	\$2,095,000	43
18 Hillcrest Park Road	\$2,250,000	\$2,110,000	87
53 Tomac Avenue	\$3,250,000	\$3,000,000	65
110 Shore Road	\$3,995,000	\$3,919,318	97
5 Middle Way	\$4,195,000	\$4,195,000	12
Riverside			
29 Sheephill Road	\$755,000	\$755,000	67
89 Summit Road	\$965,000	\$955,000	125
16 Druid Lane	\$1,650,000	\$1,725,315	14
16 Lockwood Road	\$1,995,000	\$1,925,000	146
19 Meadow Road	\$2,475,000	\$2,390,000	106
1 Highgate Road	\$3,495,000	\$3,225,000	92
41 Leeward Lane	\$4,375,000	\$4,380,000	89
Condos and Co-ops			
109 Putnam Park	\$535,000	\$554,140	46
51 Forest Avenue #153	\$675,000	\$670,000	11
104 Greenwich Hills Dr	\$799,000	\$780,000	187
42 Silo Circle	\$825,000	\$825,000	31
11 Lafayette Court	\$1,275,000	\$1,200,000	74
213 W. Lyon Farm Drive	\$1,595,000	\$1,447,500	65
636 Steamboat Road 3CS	\$2,400,000	\$2,400,000	40
104 East Elm Street #2	\$2,850,000	\$2,775,000	225

Did you know . . . ?

PREPARATION TIPS FOR SELLING YOUR HOME

Before posting that "For Sale" sign in your yard, prepare your house for sale with a thorough inspection of the interior and exterior. As you have only one chance to make a good first impression, you may find the following tips beneficial:

Exterior

Consider your curb appeal! Your exterior determines a potential buyer's first impression.

- Wash all outdoor furniture. Cleanliness creates an inviting atmosphere for guests
- Add vigor to your lawn! Planting colorful flowers adds charm to any yard
- Debris is unappealing, so keep your lawn neatly manicured
- Repaint as needed; power-wash all mildew-ridden surfaces
- Consider repaving cracked sidewalks
- Make sure your driveway, porch and sidewalks are well-maintained and free of clutter
- Replace all worn rain gutters and downspouts
- Ensure all outside lights are working

Interior

Keep it clean. Potential buyers generally don't expect your house to look like a page out of a catalog; they do, however, anticipate cleanliness. Where applicable, a few minor touch-ups will work wonders in enhancing the look of your home.

- Wash ceiling, walls and trim; if possible, paint interior with neutral colors
- Pay attention to cracks in plaster! Fix, where applicable
- Fix squeaky doors and loose banisters
- De-clutter your basement and attic! Strive to make these areas appear spacious to guests
- Dispose of anything that's not moving with you
- Organize and de-clutter all cabinets and closets
- Dust your blinds, wash and dry clean curtains and throws
- Wax floors and shampoo your carpets
- If you haven't done so, service your heating and air conditioning systems; replace filters as needed